

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 12, 1967

Appeal No. 9263 Retail Clerks International Assn., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 19, 1967.

EFFECTIVE DATE OF ORDER - Sept. 12, 1967

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at the northeast corner of 18th and K Streets, NW., lots 807, 808, 841, 843, square 163, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in a C-4 District.
- (2) It is proposed to erect an eleven story office building having three levels of underground parking and a roof structure to house stairs, elevator machine room and other mechanical equipment.
- (3) The lot area is 15,395 square feet and the gross floor area is 148,250 square feet, with an FAR of 9.63.
- (4) The area of the roof structure is 7,326 square feet with an FAR of 0.48.
- (5) The material and color of the street facade of the proposed building will be white marble, stainless steel and glass.
- (6) The penthouse will be white marble and stainless steel. There will be a fence on top of the penthouse roof made of white procelain enameled aluminum, and screening roof projections.
- (7) This appeal was filed and heard under plan by Chatelain, Gauger and Nolan, architects and engineers, drawings Nos. A-11, A-12 A-23, A-24, A-25 and A-26, approved as noted by Mr. Arthur P. Davis, architect-member of the Board on July 13, 1967.

(8) The building is an all-electric building which requires larger size equipment than other types.

(9) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property, and that appellant has shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested excess in Roof structure FAR. The requested relief can be granted without substantial detriment to the public good and without impairing the purpose or integrity of the zone plan as embodied in the Zoning Regulations and Map.

We conclude that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color.